

REPORT TO THE SHASTA COUNTY PLANNING COMMISSION

<u>PROJECT IDENTIFICATION:</u>	<u>REGULAR ITEM</u>	<u>MEETING DATE</u>	<u>AGENDA ITEM #</u>
TRACT MAP 1989 (BLUE RIDGE MOUNTAIN, LLC) EXTENSION OF TIME 18-0008 SHINGLETOWN AREA		03/14/19	R2

RECOMMENDATION: That the Planning Commission:

1. Conduct a public hearing.
2. Close the public hearing.
3. Adopt a resolution to: a) find that the extension of time is exempt from the California Environmental Quality Act (CEQA) under the General Rule exemption 15061(b)(3) which exempts activities where it can be seen with certainty that there is no possibility of causing a significant effect on the environment; b) adopt the recommended findings listed in Resolution 2019-007; and c) approve Extension of Time 18-0008 for Tract Map 1989, based on the recommended findings listed Resolution 2019-007 and the conditions listed in Resolution No. 2012-009.

SUMMARY: The project is located in the Shingletown area on two parcels, Assessor's Parcel Numbers 704-280-013 and a portion of 704-280-023, totaling 266 acres on the west side of Shingletown Ridge Road, approximately 1.0 miles southeast of the intersection of Shingletown Ridge Road and State Highway 44 East. Blue Ridge Mountain, LLC has requested approval of a second 3-year extension of time for Tract Map 1989. The Planning Commission originally approved Tract Map 1989 on January 12, 2012. Staff Planner: Luis A. Topete / District 5 / Proposed CEQA Determination: General Rule Exemption 15061(b)(3).

BACKGROUND AND DISCUSSION: General Plan & Zoning - The property is in the Rural Residential B (RB) General Plan land use designation. A rezoning from the Unclassified (U) zone district to the Limited Residential combined with a Building Site Minimum (R-L-BSM) and Limited Residential combined with the 30-Acre-Minimum Lot Area (R-L-BA-30) zone district was approved and enacted to facilitate the approved tentative map. The project site is located in the Eastern Upland planning area and Shingletown West rural community center. All parcels meet the minimum parcel size of the respective zone districts in which the parcels are located, and all parcels have demonstrated compliance with County Development Standards, subject to the conditions of approval adopted for the project.

The California Subdivision Map Act (SMA) specifies the term of approval and limitations for extensions of time for approved tentative maps. Initial tentative map approval is for 24 months. Tentative maps may be extended by State legislative action or by the local authorized advisory agency upon timely application by the subdivider. An extension of the original two-year tentative approval may be approved or conditionally approved for a period or periods not to exceed a total of six (6) years. The permissible discretionary extension(s) of time is in addition to the original two-year approval and any automatic extensions adopted by the State legislature.

The Planning Commission originally approved Tract Map 1989 on January 12, 2012 for the creation of forty-one residential parcels ranging in size from 5.0 acres to 8.44 acres, with an approximately 39.58-acre remainder parcel. The original expiration date for the map was January 12, 2014, two years from the date of approval. In the interim, the project qualified for a State adopted automatic extension of time (AB116) that extended the expiration date of the map for two-years to January 12, 2016. On December 30, 2015, the applicant filed an extension of time request for the project, and the Planning Commission subsequently approved a 3-year extension of time on March 10, 2016, under Resolution 2016-004, extending the expiration date of the map to January 12, 2019. On December 5, 2018, the applicant filed an additional 3-year extension of time request for the project.

The applicant has indicated that the reason for the request is based on the lack of current land sales in the Shingletown area. If approved, this would be the last extension of time that could be approved by the Planning Commission. Approval of a 3-year extension of time to January 12, 2022, is recommended for this project.

A Mitigated Negative Declaration was adopted for this project at the time of approval. There have been no substantial changes to the project or to circumstances under which the project is proposed to be undertaken and there is no new information of substantial importance showing unanalyzed environmental effects. Therefore, this action has been determined to be exempt from the California Environmental Quality Act (CEQA) under the General Rule exemption 15061(b)(3) which exempts activities where it can be seen with certainty that there is no possibility of causing a significant effect on the environment.

ISSUES: No unusual issues have been identified with respect to the project. To date, no public comments have been received.

ALTERNATIVES: The following alternatives are available:

1. Continue the public hearing to request additional information.
2. Grant the extension of time request for a period of less than 3 years.
3. Deny the request for an extension of time. Specific findings are not required.

CONCLUSION: Based on the information supplied by the applicant and information available to the Planning staff, staff is of the opinion that approval of a 3-year extension of time for Tract Map 1989 is consistent with the requirements of the State Subdivision Map Act (California Government Code Section 66452.6 (e)) and the County Subdivision Ordinance (Shasta County Code Section 15.08.160).



PAUL A. HELLMAN

Director of Resource Management

Staff Author: Luis A. Topete, Associate Planner

LAT/trh/District 5

Copies: (M) Attn: Brice B. Miller, Blue Ridge Mountain, LLC, P.O. Box 135, Shingletown, CA 96088
(M) Shirley D. Deyle 2002 Revocable Trust, P.O. Box 494973, Redding, CA 96049
(M) Sharrah Dunlap Sawyer, Inc., 6590 Lockheed Drive, Redding, CA 96002
Project File

Attach: 1. Draft Resolution 2019-007
2. Planning Commission Resolution No. 2012-009
3. Planning Commission Resolution No. 2016-004
4. Location Map
5. General Plan Map
6. Zone District Map

7. Tract Map 1989 - Exhibit A
8. Tract Map 1989 - Exhibit A (Detail)
9. Extension Request Letter

RESOLUTION NO. 2019-007

A RESOLUTION OF THE PLANNING COMMISSION APPROVING AN EXTENSION OF TIME FOR TRACT MAP 1989 (BLUE RIDGE MOUNTAIN, LLC)

WHEREAS, the Planning Commission of the County of Shasta has considered a request for an extension of time for Tract Map 1989, filed by Blue Ridge Mountain, LLC, in accordance with Title 15, Subdivisions, of the Shasta County Ordinance Code; and

WHEREAS, the request for an extension of time for Tract Map 1989 was referred to various affected public and private agencies, County Departments, and referral agencies for review and comments; and

WHEREAS, approved or conditionally approved tentative maps expire 24 months after initial approval; and

WHEREAS, legislative bodies or advisory agencies may extend the expiration date of approved and conditionally approved tentative maps in accordance with the State Subdivision Map Act and Local Ordinance; and

WHEREAS, the County Environmental Review Officer has reviewed this tentative map extension request and recommends a specific environmental finding.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the County of Shasta:

1. Finds the requested extension to be exempt from the requirements of the California Environmental Quality Act under the General Rule exemption 15061(b)(3) on the basis that there are no substantial changes to the project or to circumstances under which the project is proposed to be undertaken, and no new information has become available or been made known showing unanalyzed environmental effects; and
2. Makes the following map findings:
 - A. That an extension of time to January 12, 2022, may be granted in accordance with Shasta County Code Section 15.08.160 and the State Subdivision Map Act, Section 66452.6(e).
 - B. That no evidence has been presented which would substantiate denial of the extension of time.
 - C. That the map is substantially the same as the original approved map.
 - D. The required improvements are necessary for the orderly development of the area; and
3. Approves the 3-year extension of time to January 12, 2022, for Tract Map 1989, subject to the conditions as set forth in Planning Commission Resolution No. 2012-009, approved on January 12, 2012, incorporated herein by reference.

DULY PASSED this 14th day of March, 2019, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

RECUSE:

JAMES CHAPIN, Chairman
Planning Commission
County of Shasta, State of California

ATTEST:

PAUL A. HELLMAN, Secretary
Planning Commission
County of Shasta, State of California

RESOLUTION NO. 2012-009

**A RESOLUTION OF THE SHASTA COUNTY PLANNING COMMISSION APPROVING
TENTATIVE TRACT MAP 1989 (MILLER/DEYLE)**

WHEREAS, the Planning Commission of the County of Shasta has considered tentative Tract Map 1989 for The Miller Family Trust, The Helen D. Miller Revocable Trust, and the Shirley D. Deyle 2002 Revocable Trust, in accordance with Title 15, Subdivisions, of the Shasta County Code on Assessor's Parcel Numbers 704-280-013 and 704-280-023 (portion); and

WHEREAS, said map was referred to various affected public and private agencies, County departments, and referral agencies for review and comments; and

WHEREAS, the Shasta County Environmental Review Officer has reviewed the project and recommends a specific environmental finding; and

WHEREAS, public hearings were held on December 8, 2011, and January 12, 2012; and

WHEREAS, the Shasta County Planning Commission has considered public comments and a report from the Planning Division.

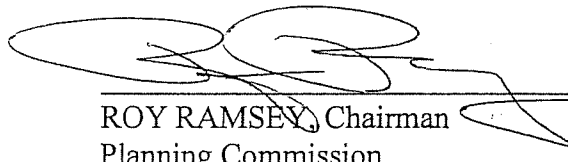
NOW, THEREFORE, BE IT RESOLVED, that the Shasta County Planning Commission:

1. Makes the following environmental findings:
 - A. An Initial Study has been conducted by the Shasta County Department of Resource Management, Planning Division, to evaluate the potential for significant adverse environmental effects and there is no substantial evidence in light of the whole record before the agency that the project as revised and mitigated may have a significant adverse impact on the environment;
 - B. A Mitigated Negative Declaration has been prepared and circulated to the State Clearinghouse (SCH#2011112019) pursuant to the California Environmental Quality Act (CEQA). The environmental documentation as considered for this project reflects the independent judgment of the approving authority; and
 - C. Mitigation monitoring provisions have been considered by the approving authority pursuant to County Mitigation Monitoring and Reporting Procedures. Feasible mitigation measures have been specifically identified in the Initial Study and incorporated in the Statement of Conditions with monitoring as specified in the Initial Study. The Mitigated Negative Declaration, by its provisions for monitoring of mitigation measures or changes made to the project or conditions of project approval to be adopted in order to mitigate or avoid significant impacts on the environment, represents the program designed to ensure environmental compliance during project implementation. This program, as required by Public Resources Code Section 21081.6, is based on those documents and materials referred to in the Mitigated Negative Declaration, and incorporated therein by reference, which are maintained at the County Planning Division's office located at 1855 Placer Street, Suite 103, Redding, California.

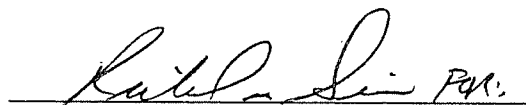
2. Adopts the CEQA determination of a Mitigated Negative Declaration.
3. Makes the following map findings:
 - A. The project, together with the provisions for its design and improvements, is consistent with the objectives, policies, uses and programs of the General Plan;
 - B. No evidence has been presented which would require denial under Section 66474 of the Subdivision Map Act; and
 - C. The required improvements are necessary for the orderly development of the area.
 1. Construction of subdivision roads.
 2. Construction of improvements to Shingletown Ridge Road along the project frontage.
4. Approves Tract Map 1989, subject to the conditions as set forth in the attachment to this resolution.

DULY PASSED AND ADOPTED this 12th day of January 2012, by the following vote:

AYES: RAMSEY, CORNELIUS, FRANKS, SIMMONS
NOES: CHAPIN
ABSENT:
ABSTAIN:
RECUSE:


ROY RAMSEY, Chairman
Planning Commission
County of Shasta, State of California

ATTEST:


RUSS MULL, Secretary
Planning Commission
County of Shasta, State of California

STATEMENT OF CONDITIONS

PROJECT IDENTIFICATION:

TR1989 (Miller/Deyle)

PLANNING:

1. All conditions apply, as appropriate, to any final map(s) filed as a phase of the approved tentative map, as determined by the County. Dedications and/or easements may be required for any such Final Map, as necessary, to provide for future improvements, facilities, and/or access of a later phase.
2. The requirements of all concerned governmental agencies having jurisdiction including, but not limited to, the issuance of appropriate permits shall be met.
3. This approval is granted for the land division as shown on the tentative map (Exhibit "A"). Minor modifications may be approved by the Planning Director. Any substantial revisions will require a revised map application and approval by the Planning Commission.
4. Approval of this Tract Map is contingent upon approval for a rezoning of the project site to the Limited Residential zone district combined with the Building Site Minimum (R-L-BSM) zone district and/or appropriate zone district(s).
5. Approval of this Tract Map and the Final Map are contingent upon application for and approval of a lot line adjustment to transfer that portion of Assessor Parcel Number 704-280-023 (2011 Roll) that is proposed to be subdivided as describe in the tract map application.
6. Show the details of the Property Line Adjustment on the Final Map.
7. All parcels shall contain a minimum of five acres of gross area on the Final Map.
8. Road names shall be approved by the Planning Division-Graphics Section prior to the recordation of the Final Map. Road names must be submitted to the Graphics Section of the Planning Division at least 30 days prior to submitting the Final Map for recordation.
- 9.* Show all slopes over 30 percent on the Final Map and label as non-building areas, except for those areas over 30 percent slope that lie within the road easement for "Road A" as shown on the tentative map.
- ~~10. A Home Owners' or Property Owners' Association shall be formed in accordance with Section 1355 of the California Civil Code, prior to the filing of the Final Map. At a minimum, the association shall make provide a framework and rules (including CCR's) for the review, approval, maintenance, monitoring, and enforcement of the following plans, activities, and facilities, to ensure that they conform to the conditions of approval and mitigation measures adopted for the Tract Map. Compliance with the requirements of the said Home Owners' Association, shall not be construed as taking precedent and/or reducing the authority of an regulatory agency with jurisdiction over the referenced plans, activities, and facilities and/or other conditions of approval of the Tract Map:~~
 - ~~1. Fencing Design.~~
 - ~~2. Activities Conducted Within the Deer Migration Corridor.~~
 - ~~3. Wildland Fire and Vegetation Management Plan.~~

10. *A mechanism for ensuring that all development is in compliance with the conditions of approval and mitigation measures related to fencing design, activities conducted within the identified Deer Migration Corridors and the Wildland Fire and Vegetation Management Plan, such as a Home Owners Association, Property Owners Association or alternative as approved by the Director of Resource Management, shall be established prior to filing the Final Map. Compliance with this requirement shall not limit the authority of any regulatory agency with jurisdiction over the referenced plans, activities, and facilities and/or other conditions of approval of the Tract Map.*
11. The applicant(s) shall pay all fees and assume all costs associated with the formation of the required Property Owners' Association or Home Owners' Association. The applicant(s) shall retain full responsibility for the maintenance of areas and facilities as specified by the County until the Property Owners' Association or Home Owners' Association is financially able to assume the prescribed maintenance functions and/or assigned financial responsibility in a manner acceptable to the County.
- ~~12. The declaration of Covenants, Conditions, and Restrictions (CC&R's) establishing the Home Owners' Property Owners' Association shall be reviewed and approved by the Planning Division. The CC&R's shall provide that no changes to the CC&R's regarding the Home Owners' Property Owners' Association maintenance responsibilities shall occur without prior written County approval.~~
13. **Note on the Final Map attachment sheet:** All uses permitted on this property shall be subject to the restrictions of the CC&Rs. *Compliance with the CCRs shall be maintained, monitored, and enforced as described in the CCRs. The County is not responsible for maintenance, monitoring, and enforcement of the CCRs*
- 14.* A deer migration corridor(s) shall be depicted on the Final Map. The corridor shall incorporate the location of significant drainage features, steep slopes, and through roadways to provide migration opportunities in and through the subdivision. The corridor(s) shall be no less than 100' wide along the significant drainage features and 160' along Blue Ridge Drive and Road 'D.' Approved sewage disposal areas and well setbacks and/or portions thereof may be located within the migration corridor(s).
- 15.* **Note on the Final Map attachment sheet:** Activity within the deer migration corridor shown on the Final Map shall be limited in the following manner:
- a. No building, bill-boards, signs, fencing (unless said fencing is designed in accordance with Condition #16), or any other structure of any kind shall be erected within the deer migration corridor.
 - b. There shall be no excavation, dredging or removal of soils or other material nor any building of neither roads nor other change in the general topography of the land, excepting the construction of the proposed subdivision roads and infrastructure and/or the installation of a sewage disposal system.
 - c. There shall be no depositing of trash, garbage, waste or other hazardous materials within the deer migration corridor.
 - d. There shall be no removal, destruction or cutting of trees, shrubs or other vegetation except as necessary for (1) a minimum defensible space as required by law, (2) the removal of dead and down woody debris (3) the maintenance of subdivision roads, (4) the prevention or treatment of disease, (5) the removal of undesirable exotic plant species that are detrimental to the health of deer or (6) other husbandry practices approved by the California Department of Fish and Game.

e. There shall be no activities, actions or uses detrimental to water conservation, erosion control, soil conservation or fish and wildlife habitat preservation.

16.* **Note on the Final Map attachment sheet:**

- A. Fencing outside of the designated building envelopes shown on the Tract Map shall be constructed to the following standard (or other alternate approved by the State of California Department of Fish and Game):
1. Single-strand or barbed wire type (no chicken or hog wire type)
 2. Post and rail style (wood, vinyl, concrete, wrought iron, etc.)
 3. In all cases, fencing outside the designated building envelopes shall be limited to 54" maximum height and have a minimum 18" clearance from the ground to the lowest horizontal wire, rail or any other portion of the fence other than the vertical posts.

These restrictions **do not** apply **within** the building envelopes shown on the Final Map.

- 17.* A 25-foot buffer zone shall be established within 25 feet of the top of bank of the drainage shown on the tentative map and labeled riparian buffer zone on the Final Map. The buffer shall be a non-building/limited disturbance zone, with limited disturbance to include the construction of a road crossing the proposed subdivision road(s) provided the design of the crossing incorporate an arch culvert and all permits required by responsible agencies and agencies with jurisdiction including but not limited to the State of California Department of Fish and Game and the United States Army Corps of Engineers.
18. **Note on the Final Map attachment sheet:** Disturbance within the riparian buffer zone shall be limited to wildland fuels maintenance required by law and/or consistent with the Wildland Fire Fuels and Vegetation Management Plan prepared for the project. Fuels management within the buffer shall be accomplished by non-mechanical means such as hand-thinning. All cut vegetation shall be yarded from the buffer zone by hand or cable and staged outside the buffer zone for secondary treatment such as mechanical chipping.
- 19.* Soils in the Supan series as depicted in the Soil Survey of Shasta County *or in a site specific geotechnical study* shall be shown on the Final Map and labeled as an Area Subject to Grading Limitations on the Final Map.
- 20 **Note on the Final Map attachment sheet:** Grading activities within the Area Subject to Grading Limitations shown on the Final Map will be limited to the dry weather season (May 2nd through October 14th) and shall require the preparation of an erosion control plan by a qualified erosion control specialist.
- 21.* Designated building envelopes as shown on tentative map shall be shown on the Final Map, except that said designated building envelopes shall not be located closer than 50-feet from the Blue Ridge Drive and Road 'D' right-of-ways and 30' from all other road right-of-ways.
22. **Note on the Final Map attachment sheet:** Construction of single-family residences shall be located within the building envelope area designated on the Final Map. Residential accessory buildings and structures may be constructed outside of the building envelopes, but shall not be constructed within the deer migration corridor or riparian buffer zone.
23. **Note on the Final Map attachment sheet:** Existing trees and native vegetation shall be retained where feasible.

- 24.* The project applicant shall ensure that the following measures are implemented during construction of the subdivision improvements and **shall also appear as a note on the Final Map attachment sheet:**
- Construction equipment shall be properly maintain equipment.
 - Require on-site trucks greater than 10,000 pounds and construction equipment to be shut off when not in use and limit idling to 5 minutes or less. All other construction equipment shall be shut off when not in use and shall not idle for more than 15 minutes.
 - Queuing of trucks on and off-site shall be limited to periods when absolutely necessitated by grading or construction activities.
 - Project plans shall include policies and procedures for the reuse and recycling of construction and demolition waste by 50% or more.
 - Project plans shall include education for construction workers about reducing waste and available recycling services.
 - Use low VOC coating.
 - Use low VOC asphalt.
- 25.* **Note on the Final Map attachment sheet:**
- Project landscaping shall use drought tolerant and smog tolerant trees, shrubs, and groundcover to ensure the long-term viability and conserve water and energy.
 - Residential structures shall include exterior electric outlets in the front and rear. All landscape contractors hired shall use electric powered equipment where available to a minimum of 15% of the equipment used.
 - All contractors hired to paint or repaint buildings and structures on each property shall use low VOC (10% reduction) paint.
- 26.* **Note on the Final Map attachment sheet:** Prior to the issuance of any building permit, the applicant shall demonstrate through incorporation of photovoltaic solar power, solar water heaters, cool-roof technology, or other energy saving devices that the design of the proposed buildings or structures meets Title 24 energy efficiency requirements in effect at the time of building permit application or exceeds Title 24 requirements in effect at the time of tentative map approval by a minimum of 15%, whichever is greater, subject to review by the County Building Official. Documentation of compliance with this measure shall be provided to the Planning Department and building Official for review and approval prior to issuance of the permit. Installation of the identified design features and equipment will be confirmed by the County Building Official prior to issuance of a Certificate of Occupancy.
- 27.* Construction activities shall be limited to daylight hours (between 7 a.m. and 10 p.m.) in areas where sensitive receptors are located. No construction shall be permitted on Sundays and Federal holidays. **This condition shall also appear as a note on the Final Map attachment sheet.**
28. **Note on the Final Map attachment sheet:** If, in the course of development, any archeological resources (skeletal remains, culturally modified lithic materials, structural features, or historic artifacts) are encountered during ground disturbing activities, all such activities should halt within a 100-foot radius of the discovery and a qualified archeologist should be contacted to determine the nature of the find, evaluate its significance and, if necessary, suggest preservation or mitigation measures.
29. **Note on the Final Map attachment sheet:** The Wildland Fuel/Vegetation Management Plan, as reviewed and approved by the Shasta County Fire Department, shall be implemented prior to recording the Tract Map

and shall be maintained in perpetuity by the owner(s) of the resultant parcels. ~~and/or in conformance with the Covenants, Conditions and Restrictions of a duly formed Homeowners' Association.~~

30. **Note on the Final Map attachment sheet:** that the project is located in "Open Range" and is subject to all restrictions pertaining to "Open Range."
31. **Note on the Final Map attachment sheet:** These parcels are located in or adjacent to an agricultural/timber use area and may be subject to impacts from the conduct of existing and future agricultural/timber related activities which may be considered objectionable. The project proponent shall acquire and provide all future lot purchasers with a copy of Shasta County Ordinance No. 94-2 (Chapter 18.06.030) and shall comply with the disclosure provisions of that ordinance.
32. **Note on the Final Map attachment sheet:** No development of the designated remainder parcel may occur until such time as a Certificate of Compliance, a Parcel Map, or a Final Map is recorded and all current development criteria is met.

ENVIRONMENTAL HEALTH DIVISION:

33. **Note on the Final Map attachment sheet:** "An on-site sewage disposal system shall be located only within the 1/2 acre designated sewage disposal areas indicated for each parcel unless an alternate site is specifically approved by the Director of Environmental Health." The disposal area for said parcel(s) shall be delineated on the map.
34. **Note on the Final Map attachment sheet:** "Any proposed grading which will create cuts or fills for roads, driveways, building sites, drainage ways or ditches on any of the proposed parcels shall be reviewed for compliance with Shasta County Sewage Disposal and Grading Standards prior to the start of grading or the issuance of any development permits for the parcel."
- 35.* **Note on the Final Map attachment sheet:** Sewage disposal for parcels 1,4,7,8, 9, 10, 15, 16, 23, 24, 25, 26, 27, 29, 30, 32, 33, 34, and 36 are only possible by installation of a non-conventional sewage disposal system that has been designed per Environmental Health Division (EHD) criteria in accordance with the Sewage Disposal Standards *unless additional testing on these parcels is performed, the results of which demonstrate conformance with EHD sewage disposal testing standards for conventional sewage disposal systems and are approved by the Director of Environmental Health.* ~~Said non-conventional sewage disposal system(s) may be costly to install and maintain.~~ Real property owner(s) of said parcels and said non-conventional sewage disposal systems will be required to become part of the County inspection and monitoring program established by Shasta County Ordinance #494-222 (Sections 3430-3437.5, dated 4/21/81).
36. Plans for roads, drainage systems, and any other required improvements shall be submitted to the Environmental Health Division for review/approval.
37. A grading permit will be required prior to the start of any grading activities at the site. Copies of approved improvement plans will be required with other plans/documents normally required with a grading permit application.

CALIFORNIA DEPARTMENT OF FISH AND GAME:

38. The applicant shall pay the Shasta County Clerk a documentary handling fee for posting a Notice of Determination or Notice of Exemption for this project pursuant to the California Environmental Quality Act (CEQA), section 15075. The applicant shall also pay the appropriate fees pursuant to Fish and Game Section 711.4 (AB 3158). Said fees shall be paid within five (5) days following the end of any final appeal period, or in the event of a timely appeal within five (5) days following any final decision on the appeal, before the project approval will be considered final. Failure to pay the required fees will render this contingent project approval null and void.

PACIFIC GAS & ELECTRIC (PG&E):

39. Extensions to serve the applicant will be made under existing Electric Rules 15 & 16, that are on file with the California Public Utilities Commission.
40. Relocation or rearrangement of existing facilities will be at the applicant's expense.
41. Extensions may require satisfactory utility easements and right-of-way at no cost to PG&E.
42. The applicant is responsible for satisfactorily clearing of all vegetation in the route that is approved for use by PG&E.

AIR QUALITY MANAGEMENT DISTRICT (AQMD):

43. **Note on the Final Map attachment sheet:** All activities associated with a building site for residential, commercial, or industrial use shall be conducted in a manner to control fugitive dust emissions through the use of dust palliative agents or the use of water to mitigate off-site impacts.
44. **Note on the Final Map attachment sheet:** All future solid fuel heating systems shall be with an E.P.A. certified Phase II system or a subsequent certified system.
45. **Note on the Final Map attachment sheet:** The project shall provide for the use of energy-efficient lighting (includes controls) and process systems such as water heaters, furnaces, and boiler units.
46. **Note on the Final Map attachment sheet:** The project shall utilize energy-efficient and automated controls for air conditioning.
47. Alternatives to open burning of vegetative material on the project site shall be used by the project applicant unless otherwise deemed infeasible by the AQMD. Among suitable alternatives are chipping, mulching, or conversion to biomass fuel.
48. The applicant shall be responsible for ensuring that all adequate dust control measures are implemented in a timely and effective manner during all phases of project development and construction.
49. All material excavated, stockpiled, or graded should be sufficiently watered to prevent fugitive dust from leaving property boundaries and causing a public nuisance or a violation of an ambient air standard. Watering should occur at least twice daily with complete site coverage, preferably in the mid-morning and after work is completed each day.

50. All areas (including unpaved roads) with vehicle traffic should be watered periodically or have dust palliatives applied for stabilization of dust emissions.
51. All on-site vehicles should be limited to a speed of 15 miles per hour on unpaved roads.
52. All land clearing, grading, earth moving or excavation activities on a project shall be suspended when winds are expected to exceed 20 miles per hour.
53. *Upon completion of construction activities and/or as shown in a Shasta County approved grading plan, if applicable, all portions of the site(s) where soil disturbance has occurred* ~~All inactive portions of the development site~~ should be seeded and watered until a suitable grass cover is established.
54. The applicant shall be responsible for applying non-toxic soil stabilizers (according to manufacturer's specifications) to all inactive construction areas (previously graded or disturbed areas which remain inactive for 96 hours) *unless otherwise recommended or approved by Shasta County* ~~in accordance with the Shasta County Grading Ordinance.~~
55. All trucks hauling dirt, sand, soil or other loose material shall be ~~should~~ covered and otherwise comply or ~~should maintain at least two feet of freeboard (i.e., minimum vertical distance between top of the load and the trailer) in accordance~~ with the requirements of California Vehicle Code Section 23114. This provision shall be enforced by local law enforcement agencies.
56. All material transported off-site shall be either sufficiently watered or securely covered to prevent a public nuisance.
57. During initial grading, earth moving, or site preparation, the project shall be required to construct a paved (or dust palliative treated) apron, at least 100 feet in length, onto the project site from the adjacent paved road(s).
58. Paved streets adjacent to the development site should be swept or washed at the end of each day to remove excessive accumulations of silt and/or mud which may have accumulated as a result of activities on the development site.
59. Adjacent paved streets shall be swept (recommend water sweeper with reclaimed water) at the end of each day if substantial volumes of soil materials have been carried onto adjacent public paved roads from the project site.
60. Wheel washers shall be installed where project vehicles and/or equipment enter and/or exit onto paved streets from unpaved roads. Vehicles and/or equipment shall be washed prior to each trip.
61. Prior to final occupancy, the applicant shall reestablish ground cover on the construction-site through seeding and watering in accordance with the Shasta County Grading Ordinance.
62. Residential structures shall include exterior electric outlets in the front and rear.
63. The project shall provide for temporary traffic control as appropriate during all phases of construction to improve traffic flow as deemed appropriate by the Department of Public Works and/or Caltrans.
64. Construction activities shall be scheduled that direct traffic flow to off-peak hours as much as practicable.

REGIONAL WATER QUALITY CONTROL BOARD:

65. A Construction Storm Water Permit will be required by the State Water Resources Control Board if the project includes a disturbance area(s) of one or more acres.

SHASTA COUNTY FIRE DEPARTMENT (SCFD):

66. Dead-end road(s) shall be limited to 1,000 feet in length unless provided with a SCFD approved through road system as per Section 6.11 of the Fire Safety Standards.
67. Roads shall be required to meet the requirements of Section 6.12 of the Fire Safety Standards prior to recording map. Improvement plans shall be submitted to the SCFD for review and approval prior to any grading or construction.
68. Cul-de-sacs in subdivisions shall be terminated by a turnaround constructed in accordance with the Fire Safety Standards.
69. For existing residences on the parcels being created, driveways, driveway turnarounds, and address markers shall brought into compliance with Sections 6.13 and 6.21 of the Fire Safety Standards prior to recording the map.
70. The applicant shall dispose of any vegetation cleared for construction and/or land development purposes prior to recording the map. Disposal shall be in accordance with Air Quality Management District regulations and State or local Fire Department burning permit regulations.
71. The SCFD shall sign the improvement plans for this project prior to submitting plans to the Department of Public Works. Improvement plans will be reviewed for compliance with the Fire Safety Standards and other project specific conditions.
72. Existing structures on the parcels being created shall be brought into compliance with Sections 6.63 of the Fire Safety Standards and Public Resources Code 4291. The applicant shall dispose of any vegetation cleared for this purpose prior to recording the map.
73. The applicant shall comply with the approved Wildland Fuel/Vegetation Management Plan prior to recording the map.
74. The developer shall designate the building envelope for each parcel created by this map. Designated building envelopes shall be shown on the map attachment sheet and shall be located to provide a minimum of a 30-foot setback from all property lines. Building envelopes shall not be located in or directly above natural chimneys, narrow canyons, or mountain saddles.
75. **THE FOLLOWING SHALL BE PLACED AS NOTES ON THE MAP ATTACHMENT SHEET:**
- A. Advisory note: The land division is located in State Responsibility Area designated as a "VERY HIGH" Fire Hazard Severity Zone under Section 4203 of the Public Resources Code of the State of California.
- B. Driveways, turnarounds, and street address markers shall meet the specifications of the Fire

Safety Standards prior to the final inspection by the Shasta County Building Division for any new structures constructed on parcel.

- C. All buildings and accessory buildings constructed on parcels one acre or larger in size, shall be setback a minimum of 30 feet from all property lines and road easements in accordance with the Shasta County Fire Safety Standards, but a 100-foot setback is recommended.
- D. In accordance with Public Resources Code Section 4291, the owner, builder, and/or applicant for a building permit, shall provide "Defensible Space." They shall maintain around and adjacent to any such building or structure a firebreak by removing all brush, flammable vegetation, or combustible growth for a distance of not less than 100 feet on each side thereof or to the property line, whichever is nearer. This does not apply to single species of trees, ornamental shrubbery, or ground cover, if they do not form a means of rapidly transmitting fire from the native growth to any building or structure. Grass located more than 30 feet from such building or structure and less than 18 inches in height may be maintained to stabilize the soil.
- E. Untreated wood-shake or shingle roofing is prohibited. Roofing shall have a Class A classification as per the Shasta County Fire Safety Standards and the California Building Code.

SHASTA COUNTY DEPARTMENT OF PUBLIC WORKS (DPW):

76. Prior to recording the Final Map, offer for dedication to the public the following rights-of-way width for public use and construct the following roads to the current Shasta County standards, as described below:

- A. Road Name: Shingletown Ridge Rd
Construction Limits: Along entire project frontage - ½ width
Required Standard: Major Local Rural
Right-of-way Width: 60' Paving Width: 24'
- B. Road Name: Blue Ridge Dr
Construction Limits: Shingletown Ridge Rd to west property line
Required Standard: Local Rural
Right-of-way Width: 60' Paving Width: 22'
- C. Road Name: Road A
Construction Limits: Blue Ridge Dr to west property line
Required Standard: Minor Local Rural
Right-of-way Width: 60' Paving Width: 20' *Construction not required*
- D. Road Name: Road B
Construction Limits: Blue Ridge Dr to Lot 6
Required Standard: Minor
Right-of-way Width: 50' Paving Width: 18'
- E. Road Name: Road C
Construction Limits: Blue Ridge Dr to Lot 12
Required Standard: Minor

Right-of-way Width: 50' Paving Width: 18'

F. Road Name: Road D
Construction Limits: Blue Ridge Dr to Shingletown Ridge RD
Required Standard: Minor
Right-of-way Width: 50' Paving Width: 18'

G. Road Name: Road E
Construction Limits: Road D to Lot 25
Required Standard: Minor
Right-of-way Width: 50' Paving Width: 18'

77. Prior to recording the Parcel Map, construct the following roads to the current Shasta County standards, as described below:

A. Road Name: Driveway to Lot 10
Construction Limits: Road C through stem of parcel
Required Standard: Single flaglot
Right-of-way Width: 30' Paving/Chip Seal Width: 10'

B. Road Name: Driveway to Lots 35 and 38
Construction Limits: Blue Ridge Dr through stem of parcels
Required Standard: Double flaglot
Right-of-way Width: 40' Paving/Chip Seal Width: 14'

78. Prior to recording the Final Map, construct Shasta County Development Standard cul-de-sacs at the following locations:

- A. End of Road B at Lot 6
- B. End of Road C at Lot 12
- C. End of Road E at Lot 25

79. Submit improvement plans for roads, grading, drainage and other public improvements to the Department of Public Works. The plans shall be prepared by a Registered Civil Engineer and must be approved by the Department of Public Works, Environmental Health Division, and other concerned agencies prior to any construction. A plan checking fee will be required at the time the improvement plans are first submitted.

80. Improvement plans shall depict locations for centralized mail delivery units. The locations shall be approved by the Postal Service and the Department of Public Works. Units shall be installed prior to filing the Final Map. The Postal Service must also sign the improvement plans.

81. Prior to approval of the improvements plans, required for a Final Map, for any improvements required off-site, the subdivider shall acquire sufficient title or interest in the off-site land to allow the improvements to be made as required by the conditions of approval.

82. Prior to recording the Final Map, obtain an encroachment permit from the Shasta County Department of Public Works, Development Services Division and construct the Type "A" road connection as described by the encroachment permit at the following locations:

A. Blue Ridge Rd at Shingletown Ridge Rd

B. Road D at Shingletown Ridge Rd

83. Install main distribution lines as required by Utilities to service all lots. Where underground utilities are located within the required right-of-way, such utilities shall be installed, or conduits shall be installed to allow for future installation, prior to placing pavement or concrete. These installations shall be approved by the utility company prior to placing pavement or concrete.
84. Prior to recording the Final Map, install all street signs, traffic delineation devices, warning and regulatory signs, guardrail, barricades, and other similar devices where required by the Department of Public Works. Signing shall be in conformance with the Department of Public Works standards and the current State of California Uniform Sign Chart. Installation of traffic devices shall be subject to review and modification after construction.
85. Prior to recording the Final Map, obtain street name approval and forms for required signs from the Planning Division, then install street signs at the following locations:
- A. Blue Ridge Dr at Shingletown Ridge Rd - double plate
 - B. Road D at Shingletown Ridge Rd - double plate
 - C. Road D at Blue Ridge Dr - double plate
 - D. Road A - single plate
 - E. Road B - single plate
 - F. Road C - single plate
 - G. Road E - single plate

Signs must meet the Board of Supervisors approved standard. Street signs shall be paid for and a receipt submitted to the Development Services Division.

86. Prior to recording the Final Map, offer for dedication to the public the access rights along Shingletown Ridge Rd excepting 40' for driveways to Lots 1 and 2.
87. Label all non-County maintained roads on the Final Map sheet as private roads and public utility easements.
88. Record a 20-foot reciprocal easement for the double flag lot driveway with the deed to each parcel at the time it is first conveyed. A note to this effect shall be placed on the Final Map attachment sheet.
89. Prior to recording the Final Map, place on the certificate sheet: The date of the soils report, the name of the engineer who made the soils report, that a soils report has been prepared and is on file with the Shasta County Department of Public Works, and a statement that the report does/does not indicate the presence of critically expansive soils or other soils problems, which if not corrected could lead to structural defects. Said soils report does/does not recommend corrective action.
90. Prior to the recording of the Final Map, the developer shall form a maintenance entity in the form of a permanent road division for the maintenance of the roads for which an offer of dedication is required and shown on the Final Map. Note that the forming and activating of a permanent road division requires a minimum 45-day public notice period and must be completed prior to recommending approval of the Final Map.

91. Label all permanent road division maintained roads on the Final Map as public roads and public utility easements, and **place the following note on the Final Map attachment sheet:**

"The roads within this subdivision are not within the County's maintained mileage. A permanent road division has been formed for maintenance of the roads."

ADVISORY NOTICES:

- A. The approval for this tentative map will expire 24 months from the date of approval unless an extension of time is applied for by the applicant prior to the expiration date and granted by the approving agency in accordance with adopted ordinances and established policy.
- B. Unless otherwise noted, all listed conditions must be completed prior to recordation of the Final Map. The applicant is responsible for demonstrating that all conditions requiring completion prior to recordation of the Final Map have been satisfied prior to submitting the map for recordation. Failure to demonstrate compliance with conditions may result in a delay in recordation of the map.

* Denotes mitigation measures of the Mitigated Negative Declaration.

RESOLUTION NO. 2016-004

**A RESOLUTION OF THE PLANNING COMMISSION
APPROVING AN EXTENSION OF TIME FOR TRACT MAP 1989**

WHEREAS, the Planning Commission of the County of Shasta has considered a request for an extension of time for Tract Map 1989, filed by Blue Ridge, LLC and the Shirley D. Deyle 2002 Revocable Trust, in accordance with Title 15, Subdivisions, of the Shasta County Ordinance Code on Assessor's Parcel Numbers 704-280-013 and 704-280-023 (portion); and

WHEREAS, the request for an extension of time for Tract Map 1989 was referred to various affected public and private agencies, County Departments, and referral agencies for review and comments; and

WHEREAS, the County Environmental Review Officer has reviewed the approved tentative map and recommends a specific environmental finding.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the County of Shasta:

1. Finds the requested extension of time is not subject to the requirements of the California Environmental Quality Act on the basis that there are no substantial changes to the project or to circumstances under which the project is proposed to be undertaken, and no new information has become available or been made known showing unanalyzed environmental effects; and
2. Makes the following map findings:
 - A. That an extension of time to January 12, 2019, may be granted in accordance with Shasta County Code Section 15.08.160 and the State Subdivision Map Act, Section 66452.6(E).
 - B. That no evidence has been presented which would substantiate denial of the extension of time.
 - C. That the map is substantially the same as the original approved map.
 - D. The required improvements are necessary for the orderly development of the area; and
3. Approves the extension of time to January 12, 2019, for Tract Map 1989, subject to the conditions as set forth in Planning Commission Resolution No. 2012-009, approved on January 12, 2012 and for which the approval was subsequently automatically extended to January 12, 2016 by the State Legislature (AB116), incorporated herein by reference.

DULY PASSED this 10th day of March, 2016, by the following vote:

AYES: PARHAM, RAMSEY, CHAPIN, WALLNER

NOES:

ABSENT:

ABSTAIN:

RECUSE: MACLEAN

A handwritten signature in black ink, appearing to read "Gene Parham", written over a horizontal line.

GENE PARHAM, Chairman

Planning Commission

County of Shasta, State of California

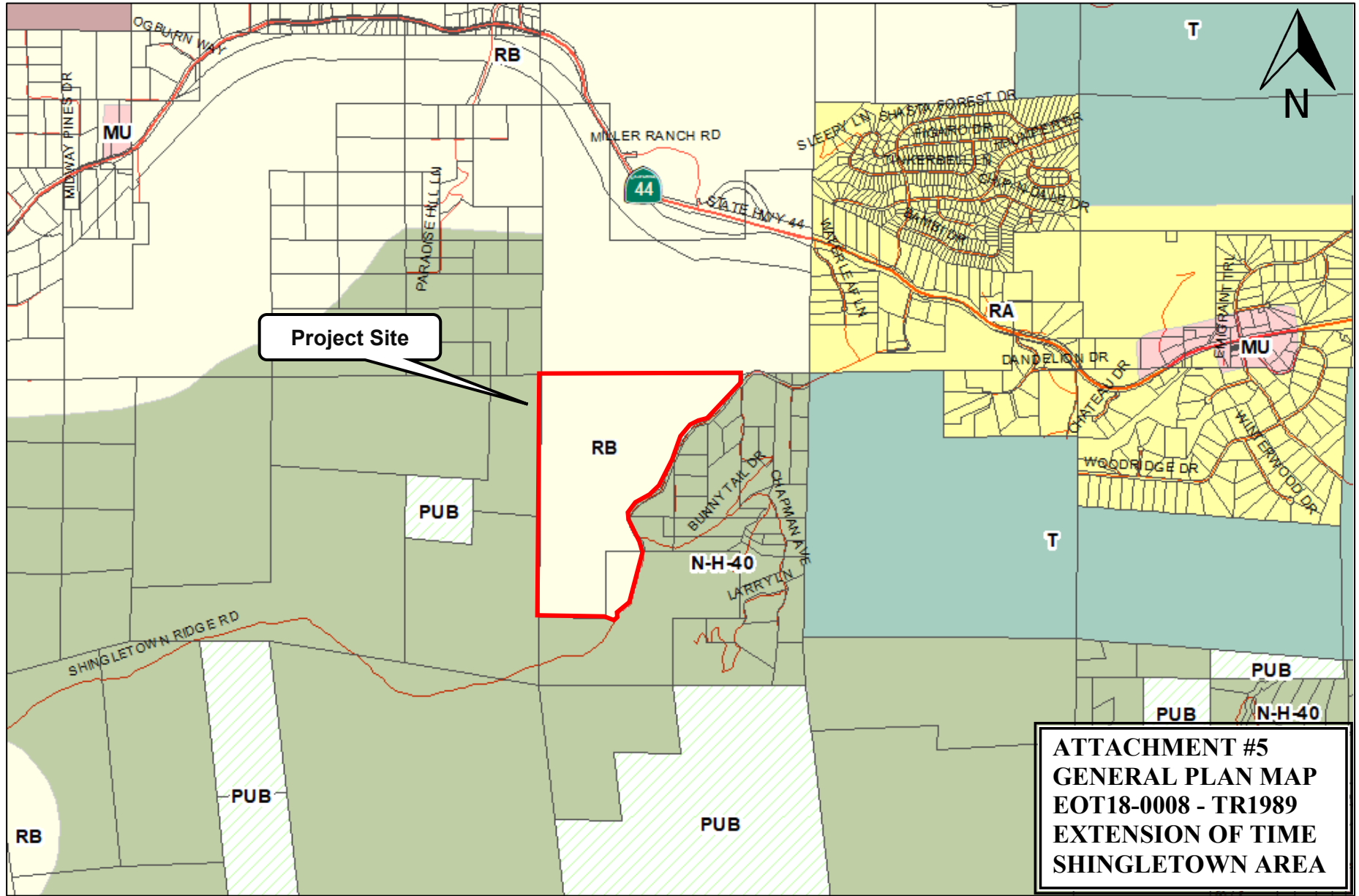
ATTEST:

A handwritten signature in black ink, appearing to read "R.W. Simon for", written over a horizontal line.

RICHARD W. SIMON, Secretary

Planning Commission

County of Shasta, State of California

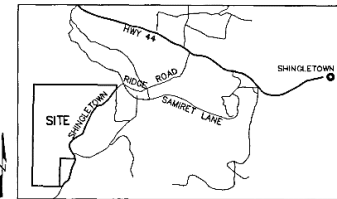


**ATTACHMENT #5
GENERAL PLAN MAP
EOT18-0008 - TR1989
EXTENSION OF TIME
SHINGLETOWN AREA**



ADJACENT LAND OWNERS

- | | |
|---|--|
| ① 084-000-040
RED RIVER FORESTS PARTNERSHIP
P.O. BOX 960808
REDDING CA 96089 | ⑧ 704-280-018
WESTON
P.O. BOX 276
SHINGLETOWN CA 96088 |
| ② 704-280-010
NATALIE GRACE HALL
P.O. BOX 329
THREDGAD CA 95570 | ⑨ 704-280-019
KERRY & ROBIN I MERTZ
P.O. BOX 568
SHINGLETOWN CA 96088 |
| ③ 704-280-011
RICHARD D LOHR
30395 SHINGLETOWN RIDGE ROAD
SHINGLETOWN CA 96088 | ⑩ 704-280-020
LESTER E & MOLLA G SHERRY
16777 N LARLUM LANE
SURPRISE AZ 86374 |
| ④ 704-280-013
LARRY & CANDICE BROWN LIVING TRUST
1473 DEBENEDETTI COURT
BENICIA CA 94510 | ⑪ 704-280-021
MARCEL & ROBERTA HUTCHINSON
14255 RUTHERFORD ROAD
YAKIMA WA 98903 |
| ⑤ 704-280-015
LARRY & CANDICE LIVING TRUST
1473 DEBENEDETTI COURT
BENICIA CA 94510 | ⑫ 704-280-023
SHIRLEY D DEVILE
P.O. BOX 494973
REDDING CA 96049 |
| ⑥ 704-280-018
LARRY & CANDICE BROWN LIVING TRUST
1473 DEBENEDETTI COURT
BENICIA CA 94510 | ⑬ 704-280-025
RONALD W & SALLY THORPE
P.O. BOX 201
SHASTA CA 96087 |
| ⑦ 704-280-017
THOMAS J & JILL A KILLAN
P.O. BOX 571
SHINGLETOWN CA 96088 | ⑭ 704-280-027
MICHAEL & GAIL SCARBROUGH
SHINGLETOWN CA 96088 |



SITE MAP
SCALE: NTS

CLIENT:
BLUE RIDGE MOUNTAIN L.L.C.
P.O. BOX 135
SHINGLETOWN, CA 96088

OWNER:
JOHN F. MILLER & D. CRAIG TR
12821 LA VIDA REAL
LOS ALTOS HILLS, CA 94022

ENGINEER:
SHARRAH DUNLAP SAWYER, INC.
6560 LOONHEED DRIVE
REDDING, CA 96002

SITE DATA
A.P. # 704-280-013, 704-280-023
EXISTING USE: VACANT
PROPOSED USE: 41 LOT SUBDIVISION
SITE AREA: 265.9 AC
AREA IN FLOOD PLAIN: 59.2 AC
NET PROJECT AREA: 206.7 AC
TOTAL PROJECT UNITS: 41
PROJECT DENSITY: 5.0 AC/D.U.
ELECTRICITY: PG&E
WATER: INDIVIDUAL WELLS
SEWER: INDIVIDUAL SEPTIC SITES
TELEPHONE: FRONTIER COMMUNICATIONS

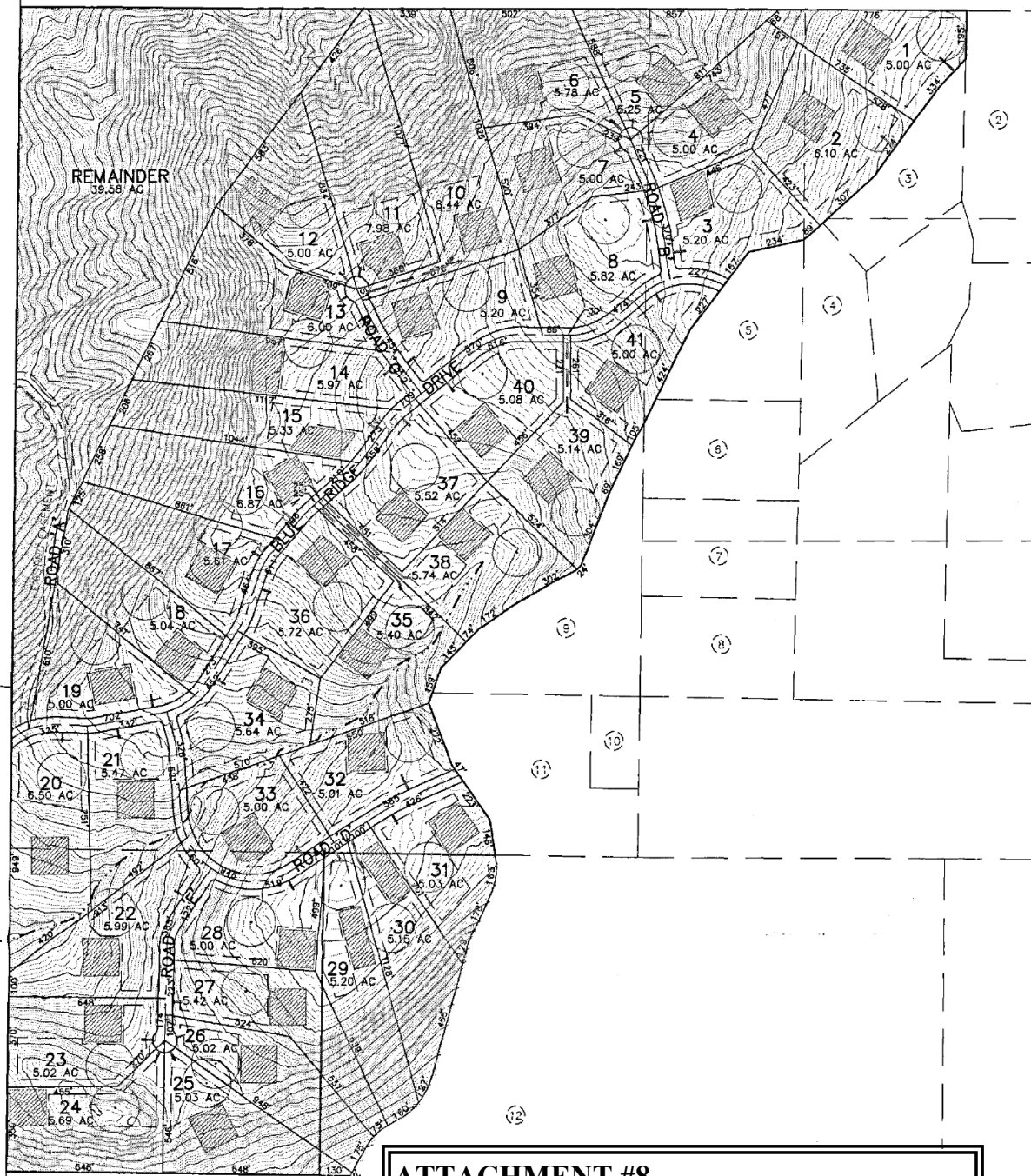
LEGEND

- PROPOSED DRIVEWAYS
- POSSIBLE WATERS OF THE U.S.
- PROPOSED WELL SITE
(w/100' SETBACK)
- PROPOSED BUILDING ENVELOPE
- HALF-ACRE DISPOSAL SITES
- 30% SLOPE & GREATER

BLUE RIDGE MOUNTAIN
ESTATES

LOT#	GROSS AREA	AREA IN 30% SLOPE	NET AREA	CONTIGUOUS AREA LESS THAN 30% SLOPE
1	5.00 AC	0.03 AC	4.97 AC	4.97 AC
2	5.10 AC	0.00 AC	5.10 AC	5.10 AC
3	5.20 AC	0.00 AC	5.20 AC	5.20 AC
4	5.00 AC	0.20 AC	4.80 AC	4.88 AC
5	5.26 AC	1.12 AC	4.13 AC	4.04 AC
6	5.78 AC	2.84 AC	2.94 AC	2.94 AC
7	5.00 AC	0.60 AC	4.40 AC	4.30 AC
8	5.22 AC	0.02 AC	5.20 AC	5.17 AC
9	5.20 AC	0.00 AC	5.20 AC	4.51 AC
10	8.44 AC	3.89 AC	4.55 AC	3.16 AC
11	7.98 AC	3.65 AC	4.33 AC	2.65 AC
12	5.00 AC	1.73 AC	3.27 AC	2.80 AC
13	5.00 AC	3.08 AC	1.91 AC	2.50 AC
14	5.07 AC	2.17 AC	2.90 AC	3.18 AC
15	5.33 AC	2.55 AC	2.78 AC	2.50 AC
16	6.87 AC	3.54 AC	3.33 AC	3.60 AC
17	5.81 AC	2.69 AC	3.12 AC	2.51 AC
18	5.04 AC	2.07 AC	2.97 AC	2.68 AC
19	5.21 AC	1.10 AC	4.11 AC	3.41 AC
20	6.50 AC	0.08 AC	6.42 AC	6.20 AC
21	5.47 AC	0.04 AC	5.43 AC	4.85 AC
22	5.99 AC	0.01 AC	5.98 AC	5.50 AC
23	5.02 AC	0.04 AC	4.98 AC	4.62 AC
24	5.68 AC	2.22 AC	3.47 AC	2.80 AC
25	5.03 AC	0.25 AC	4.77 AC	4.80 AC
26	5.02 AC	0.56 AC	4.46 AC	2.57 AC
27	5.42 AC	0.57 AC	4.85 AC	3.94 AC
28	5.00 AC	0.55 AC	4.45 AC	4.31 AC
29	5.20 AC	0.68 AC	4.51 AC	3.17 AC
30	5.15 AC	0.41 AC	4.74 AC	2.70 AC
31	5.03 AC	0.38 AC	4.65 AC	4.57 AC
32	5.01 AC	0.01 AC	5.00 AC	4.60 AC
33	5.00 AC	0.04 AC	4.96 AC	4.38 AC
34	5.64 AC	0.00 AC	5.64 AC	5.11 AC
35	5.40 AC	0.00 AC	5.40 AC	5.01 AC
36	5.72 AC	0.00 AC	5.72 AC	5.30 AC
37	5.52 AC	0.01 AC	5.51 AC	5.13 AC
38	5.74 AC	0.01 AC	5.73 AC	5.06 AC
39	5.14 AC	0.01 AC	5.13 AC	5.13 AC
40	5.08 AC	0.00 AC	5.08 AC	4.61 AC
41	5.00 AC	0.00 AC	5.00 AC	4.50 AC
REM	39.58 AC	20.87 AC	18.71 AC	14.35 AC

ATTACHMENT #7
TRACT MAP 1989 - EXHIBIT A
EOT18-0008 - TR1989
EXTENSION OF TIME
SHINGLETOWN AREA



P.O.
TRIN

704-
RICH
3039
SHIN

704-
LARR
1473
BENI

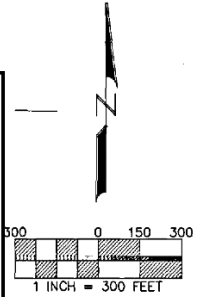
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P.O.
SHIN

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REM	

ATTACHMENT #8
TRACT MAP 1989 - EXHIBIT A (DETAIL)
EOT18-0008 - TR1989
EXTENSION OF TIME
SHINGLETOWN AREA



RECEIVED

DEC 05 2018

COUNTY OF SHASTA
PERMIT COUNTER

December 5, 2018

Lio Salazar, AICP
Associate Planner
Shasta County
Department of Resource Management Department
Planning Division

Blue Ridge Mountain, LLC Tract Map 1989, is requesting for a discretionary extension of time (EOT) for another three years. The current extension (EOT) will expire January 12, 2019.

The reason for this request is based on the lack of current land sales in the Shingletown area.

Any further questions, please contact Bruce B. Miller.

Bruce B. Miller
Blue Ridge Mountain, LLC
PO Box 135
Shingletown, CA 96088
530-604-7722 Cell
530-474-3021 Home
teichert51@yahoo.com